

VELOCITY AVENUE LAND
4701 NORTH VELOCITY AVENUE
SIOUX FALLS, SD

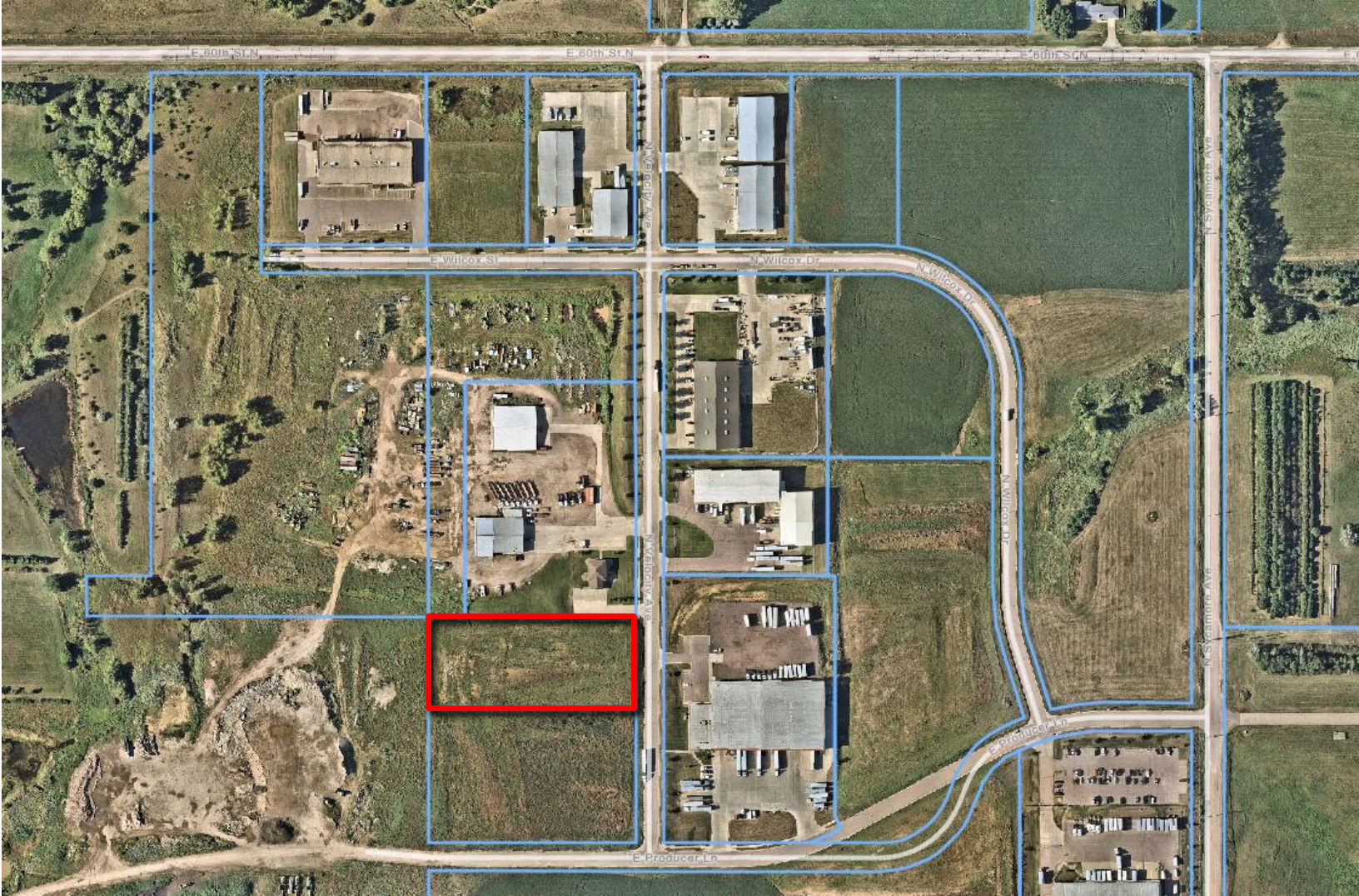
Real Estate Services

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FOR SALE

INDUSTRIAL LAND – DEVELOPMENT PARK 8

We open doors.



PROPERTY FEATURES:

- **104,018 sq. ft.**
- **For Sale: \$338,058 (\$3.25/sq. ft.)**
- Build-ready industrial lot located in Sioux Empire Development Park 8.
- All utilities available to site with the exception of sewer.
Contact broker on costs to bring sewer from adjacent lot at buyer's expense.
- Easy access to Interstates I-229 & I-90.
- Flexible layout for variety of uses.
- Neighboring businesses include FedEx and Grand Prairie Foods.
- Light Industrial zoning – contact broker for Covenants and Restrictions.

For More Information, Please Contact:

NICK GUSTASON, CCIM

nick@benderco.com
(605) 782-1668

MICHAEL BENDER, CCIM, SIOR

michael@benderco.com
(605) 782-1662

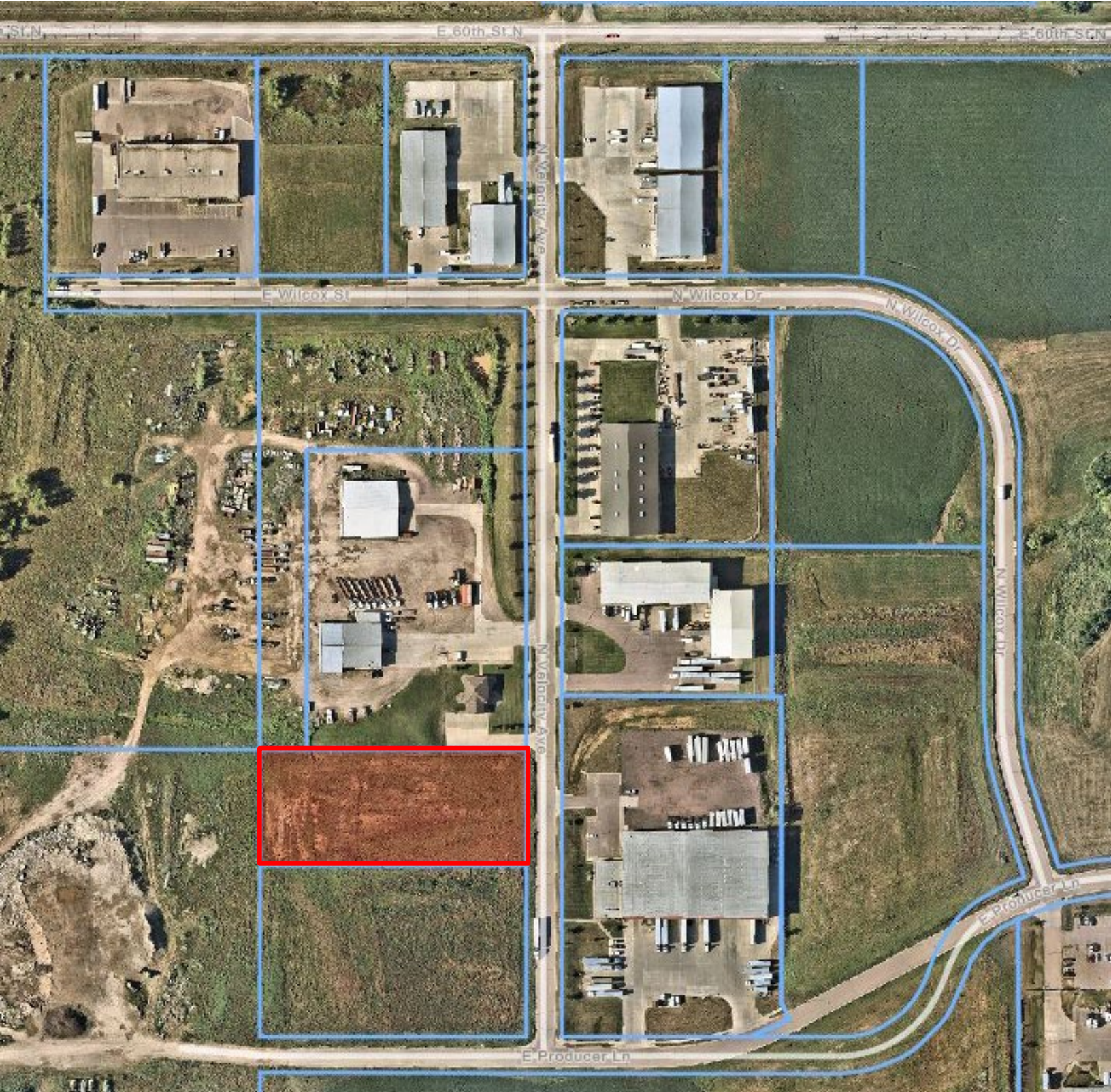


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